



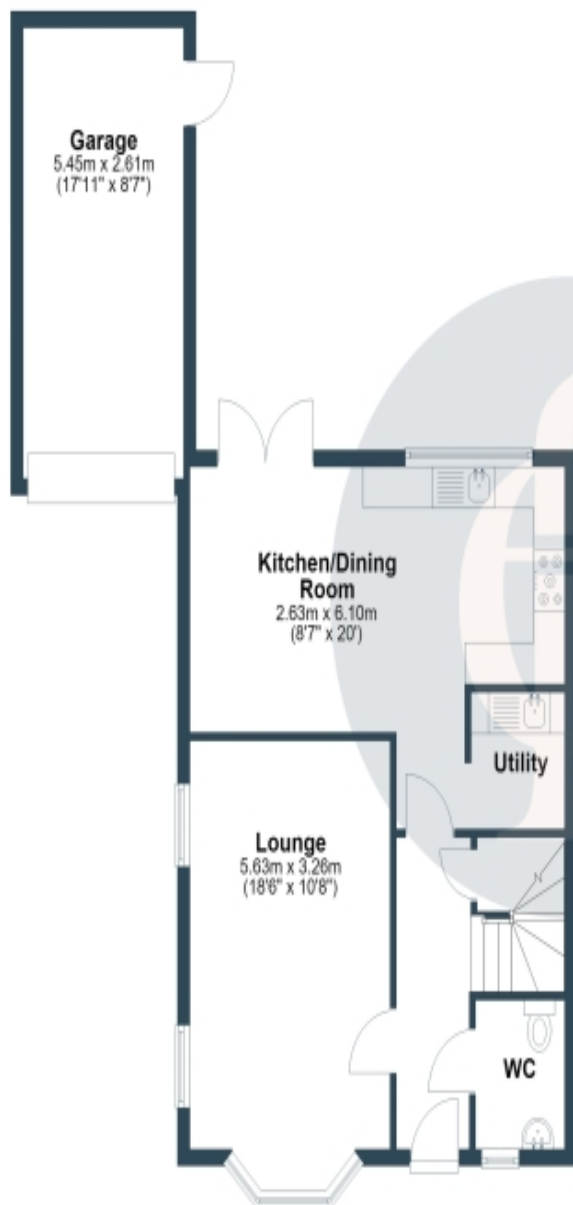
Neptune Drive, , Stratford-upon-Avon, CV37 7NH

Guide Price £475,000



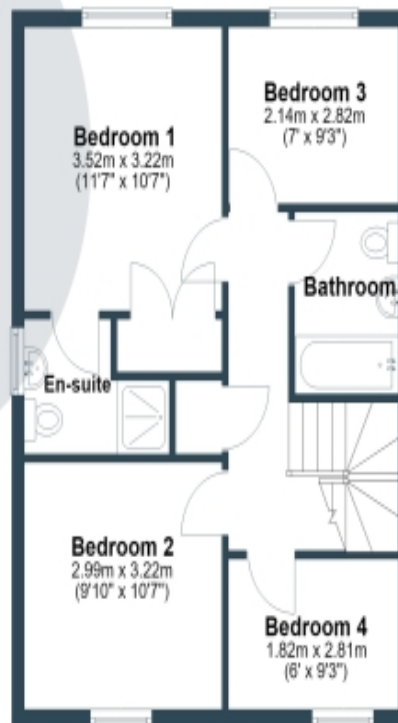
Ground Floor

Approx. 68.8 sq. metres (740.5 sq. feet)



First Floor

Approx. 50.8 sq. metres (546.3 sq. feet)



Total area: approx. 119.6 sq. metres (1286.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A handsome modern home offering the perfect blend of comfort and convenience. A mirror of neutral tones and clean lines, in an exclusive development, just South of the River Avon.

3 Neptune Drive enjoys a tranquil spot, in a private cul-de-sac, positioned just off the highly regarded Banbury Road, a short stroll to the local Co-op and short drive to Waitrose. Built by Charles Church in 2013 to their usual superior finish throughout.

The current owners have continued this theme, lovingly maintaining and improving their family home, inside and out, since 2013.

What do we love about this home? The spacious accommodation that enjoys light and airy spaces is a definite yes. The mature, private, Southwest facing garden is a haven of tranquillity and calm that any new owner would be lucky to enjoy. We recommend viewing soon to appreciate the accommodation and design.

The builders have thoughtfully created an ideal layout for a family or professional couple with high ceilings and glazed internal doors throughout the ground floor.

The property entrance hall welcomes you into the home and offers access to the ground and first-floor accommodation.

The dual-aspect sitting room is positioned at the front of the home with a bay window taking in the front aspect and 2 further side windows bringing additional light into the space.

The family dining kitchen boasts a range of stylish wall and base units including block oak effect work surfaces incorporating a sink and drainer unit. Integrated is a Range oven, cooker hood and dishwasher. Enjoying views and access to the garden via a double-glazed window and French doors. Complementary tiling to walls and the floor. There is ample space for cooking, dining and relaxing, with the added convenience of a utility room, offering an additional sink and a space for your laundry needs and the fridge freezer.

Completing the ground floor is the cloakroom/W.C, ideal for guests with ample storage for coats and boots.

Upstairs are four bedrooms one of which is currently used as a home office. The master bedroom incorporates built-in wardrobes and an en-suite with raindrop shower and heated towel rail. There are three further bedrooms and a family bathroom with white suite allowing a low-level w.c, wash hand basin, heated towel rail and bath with a second fully tiled shower over.

The rear garden enjoys a sunny aspect, mainly laid to lawn with mature, planted borders with mature shrubs, trees and bushes which makes it unusually private for a house of this age. The extended patio allows space for alfresco dining.

The garage can be accessed via a pedestrian door, via the garden and the up-and-over door to the front. Fitted with electric points and lighting. The driveway allows additional parking for two cars.

No upward chain. Viewing is advised.

Please note there is an estate charge of £325.00 per annum; this must be verified by a solicitor.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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